



Professional Engineers, Planners & Land Surveyors

The Shoppes at Verdana Village

Administrative Amendment to Planned Development

Narrative of Request

ADD2023-00031 – Revised August 2023

Request Summary

The applicant is requesting a minor administrative amendment to the approved Verdana Village MPD to amend the Master Concept Plan (MCP) to:

1. Subdivide the neighborhood commercial tract into four (4) separate lots;
2. Remove site design details from proposed outparcel lots 1, 2 and 3;
3. Update Commercial Lot Detail on MCP Property Details and Property Development Regulations to clarify front setback for proposed outparcel lots 2 and 3;
4. Add three additional deviations related to allowing internal access and addressing internal buffering;
5. Remove page 3 of MCP since CPA 2019-00008 was approved; and
6. Provide open space table for Neighborhood Commercial Tract.

No changes are proposed to the existing approved intensities, or the layout of the neighborhood commercial tract shown on the current MCP. The request is to allow a replat and the proposed lot lines are essentially “lines on paper” to allow sale of the three remaining outparcel lots. The site design details for the outparcels on the MCP included speculated anticipated uses during the zoning review, however the conditions of the zoning approval provide the schedule of uses and property development regulations for which these parcels will be developed so the applicant is removing the internal detail on proposed outparcel lots 1, 2 and 3. Deviation 11 is requested since proposed lots 2 and 3 will not abut or have access to a public or private street, but will abut and have access to an internal access easement and vehicular circulation without abutting a street designed and constructed to LDC 10-296 standards. These lots have access to the internal shopping center accessways on proposed lot 4. The internal accessways provide an access to Corkscrew Road and two access connections to Verdana Village Boulevard. No changes are proposed to the previously approved required perimeter buffer requirements of the overall neighborhood commercial tract, but the applicant is proposing Deviation 12 to allow no internal buffering with the exception of providing a 3’ buffer with hedge row abutting the west property line of lots 2 and 3 and abutting the east and south property lines of lot 1. Deviation 13 is to allow the access easement to terminate into the internal accessways without providing a cul-de-sac. The layout of the site has not changed and always proposed internal accessways/parking aisles to accommodate the development plan for these outparcels and did not include internal buffers.

The applicant proposes the following conditions as part of this request:

1. Any development order application for a subdivision plat must include Declarations and Covenants that include language demonstrating the proposed parcels have access to the internal accessways.
2. A 3 foot buffer with a hedge row is required between outparcel lots 1-3 and the internal accessways on lot 4 to separate parking and solid waste enclosures.

Background and Approval History

The subject property is the existing 13.45± acre parcel within the Verdana Village MPD. The property lies within the Southeast Lee Planning Community and lies within the Environmental Enhancement and Preservation Community Residential Overlay within the Density Reduction/Groundwater Resource future land use category.

In 2020, the property was rezoned from Mixed Use Planned Development (MPD), Residential Planned Development (RPD) and Agricultural (AG-2) to Mixed Use Planned Development (MPD) by zoning resolution Z-20-006 allowing a maximum of 2,400 dwelling units and 100,000 square feet of neighborhood commercial uses.

The project received administrative amendment approval by ADD2021-00216 on March 3, 2022 which amended the MCP to add an additional neighborhood commercial tract access located approximately 287 feet to the north of the approved access on Verdana Village Boulevard and 462 feet to the south of the Corkscrew Road access.

The project received an additional administrative amendment approval by ADD2022-00140 on September 12, 2022 to allow for consumption on premises (COP) within the outdoor portions of the Verdana Village amenity centers within 500 feet of internal residential lots.

There is a concurrent development order amendment under case number DOS2021-00134-A01 and subdivision replat under case number PLT2022-00034 for development of this portion of the project.

LDC Consistency/Minimal Modification

LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may administratively approve an amendment to a planned development in accord with Section 34-174. LDC Section 34-174(i)(2) provides that the Director must find the request complies with the following required findings/review criteria for an administrative amendment to a planned development: a. Does not increase height, density or intensity of the development, except as permitted in chapter 2; b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development; c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent; d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code; e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided; f. Does not adversely impact surrounding land uses; and g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

Conclusions

The request is consistent with the administrative amendment requirements contained in LDC Section 34-174(i)(2). No changes are proposed to the existing intensity approved for the development, so the request does not increase the height, density or intensity. The requested revisions do not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The requested revisions do not result in a reduction of total open space provided on the master concept plan by more than ten percent and do not decrease the amount of indigenous native vegetation preservation or open space areas below the amount shown on the existing MCP. There are no changes proposed to the existing approved open space or buffers except that additional 3-foot buffers will be required between outparcel lots 1-2 and the accessways on lot 4. The requested deviation is to prevent the requirement of additional internal buffers that serve no purpose since the layout of the neighborhood commercial tract is not changing, only the addition of internal lot lines. The requested change does not adversely impact surrounding land uses. The request is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request. The requested amendment is the minimum necessary to the already approved planned development to allow the project to proceed with development. The approved and requested deviations continue to enhance the achievement of the objectives of the planned development; and protect the public health, safety and welfare. The proposed modifications do not result in any change to the project's consistency with the Lee Plan and the LDC. For these reasons, the applicant respectfully submits that this administrative amendment request should be approved.